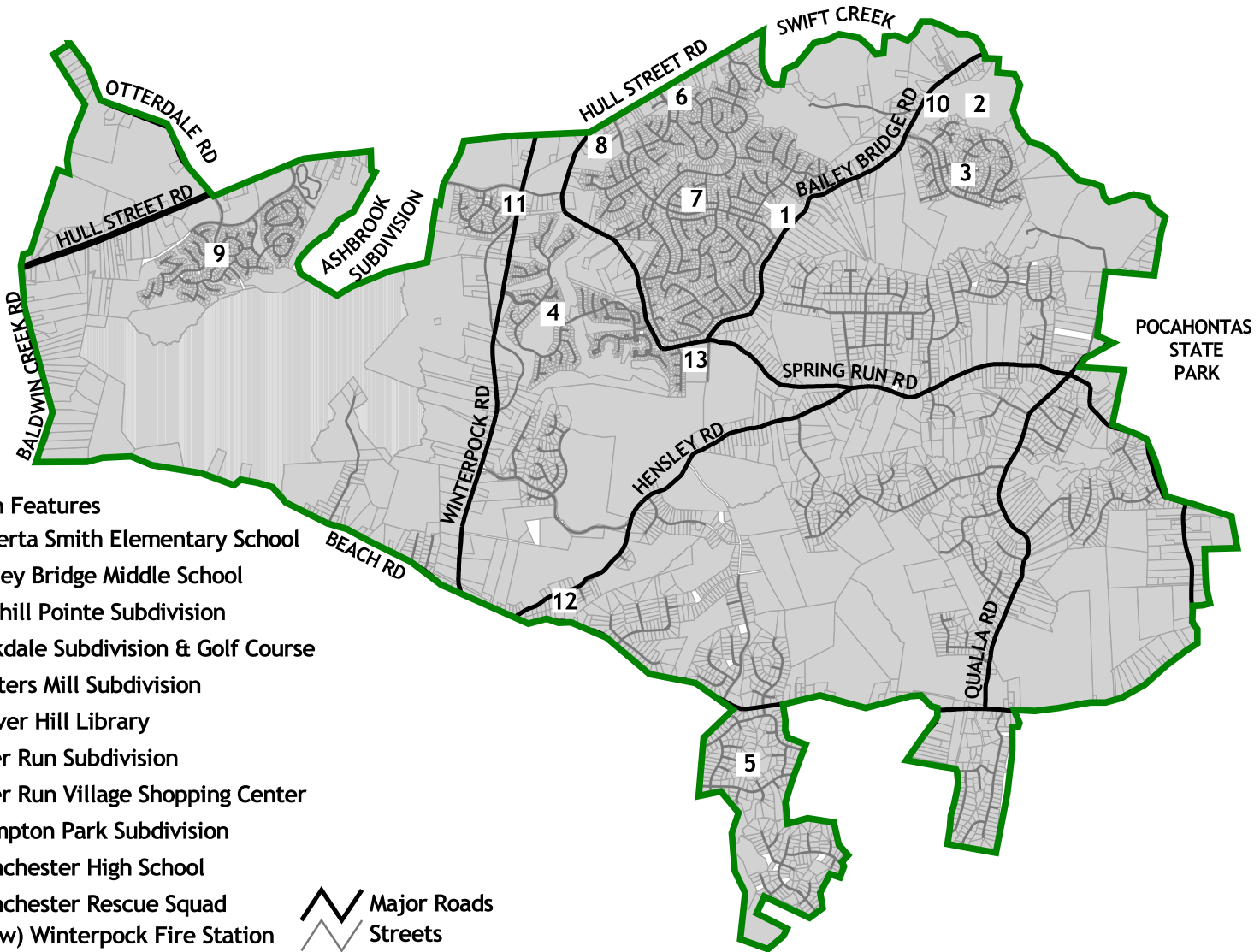


### Spring Run Features

- 1 Alberta Smith Elementary School
- 2 Bailey Bridge Middle School
- 3 Bayhill Pointe Subdivision
- 4 Birkdale Subdivision & Golf Course
- 5 Carters Mill Subdivision
- 6 Clover Hill Library
- 7 Deer Run Subdivision
- 8 Deer Run Village Shopping Center
- 9 Hampton Park Subdivision
- 10 Manchester High School
- 11 Manchester Rescue Squad
- 12 (New) Winterpock Fire Station
- 13 Spring Run Elementary School



Spring Run

# Spring Run Community Profile

(All data is for 2001 unless noted otherwise)



## **Strengths** (see notes on pages 71-72)

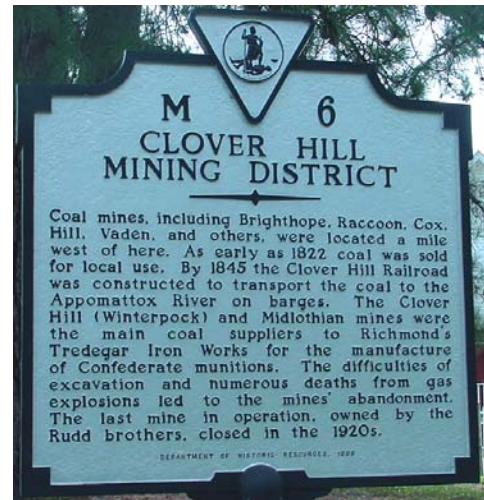
- Low rental occupancy: 6.9%
- High assessment trend from 1997 to 2001: +6.9% per year
- High assessment trend from 2000 to 2001: +9.7%
- Low EMS call rate: .03 calls per capita
- Low property crime rate: .01 incidents per capita
- Low quality of life crime rate: .008 incidents per capita
- Low rate of persons on probation: .004 persons per capita
- Low police call rate: .25 calls per capita

## **Challenges** (see notes on pages 71-72)

- High housing turnover rate: 14.7%
- Low number of religious, neighborhood, and community organizations per capita: .001 organizations per capita

## **Community Characteristics**

- Rapid population growth rate from 1990 to 2002: +7.8% per year
- Rapid projected population growth rate from 2002 to 2008: +3.7% per year
- High public school enrollment: 21.7% of total population
- High residential development potential: 3593 units
- Rapid overall housing growth: +5.3%
- Rapid single family housing growth: +5.5%
- Newer single family houses: median house age is 10 years
- High sales prices of single family houses: \$181,412 median sales price



Clover Hill Mining District Historical Sign  
Winterpock and Beach Roads



Clover Hill Library

## Spring Run Community Summary

POPULATION	YEARS	MEASURE	SPRING RUN	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	13.2%	2.4%
Projected Annual Growth	2002-2008	% Increase	3.7%	2.1%
<b>HOUSING</b>				
Density	2001	Units/Acre	.39	.37
Multi-Family Units	2001	% of All Units	5.1%	15.1%
Owner Occupied Houses	2001	% of All Units	93.1%	88%
Renter Occupied Houses	2001	% of All Units	6.9%	12%
Median Age of Houses	2001	Years	10	18
Median House Size	2001	Square Feet	1880	1774
Single Family Housing Turnover	2001	% of All Units	14.66%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$312	\$224
Residential Code Complaints	2001	Per Capita	.0057	.0075
Single Family Housing Growth	2001	% Increase	5.5%	2.4%
Multi-Family Housing Growth	2001	% Increase	0%	4.5%
Overall Housing Growth	2001	% Increase	5.3%	3%
Development Potential	2001	New Units	3593	45,328
Resale Housing Sales Prices	2001	Median	\$147,500	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	\$142%	139%
Annual Assessment Trends	1997-2001	% Increase	6.86%	4.48%
Assessment Trends	2000-2001	% Increase	9.75%	5.85%
<b>PUBLIC SAFETY</b>				
Police Calls For Service	2001	Per Capita	.2547	.4800
Group A Crime Incidents	2001	Per Capita	.0289	.0613
Violent Crime Incidents	2001	Per Capita	.0078	.0126
Property Crime Incidents	2001	Per Capita	.0118	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0079	.0165
Persons on Probation	2001	Per Capita	.0039	.0069
EMS Calls For Service	2001	Per Capita	.0307	.0668
<b>PUBLIC SCHOOLS</b>				
Public School Enrollment	2001	% of Population	21.7%	18.4%
<b>BUSINESSES</b>				
Business Licenses Issued	2001	Per Capita	.0434	.0587
Home-Based Businesses	2001	Per Capita	.0329	.0282
<b>COMMUNITY LIFE</b>				
Organizations	2001	Per Capita	.0009	.0018